

MEWS NEWS

CHRISTMAS 2018 AND NEW YEAR 2019



Produced by

LUROT BRAND

EST 1971

THE ARTIST JANEK JANIKOWSKI

Its been almost two years since we began commissioning cartoons for our Mews News covers and everyone seems to love them.

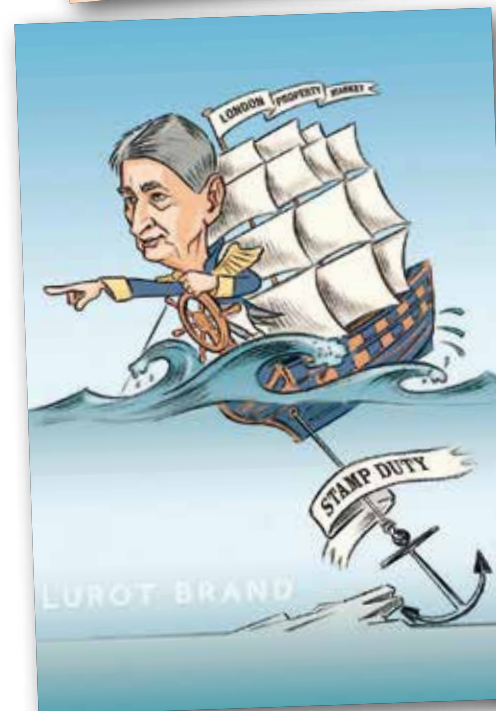
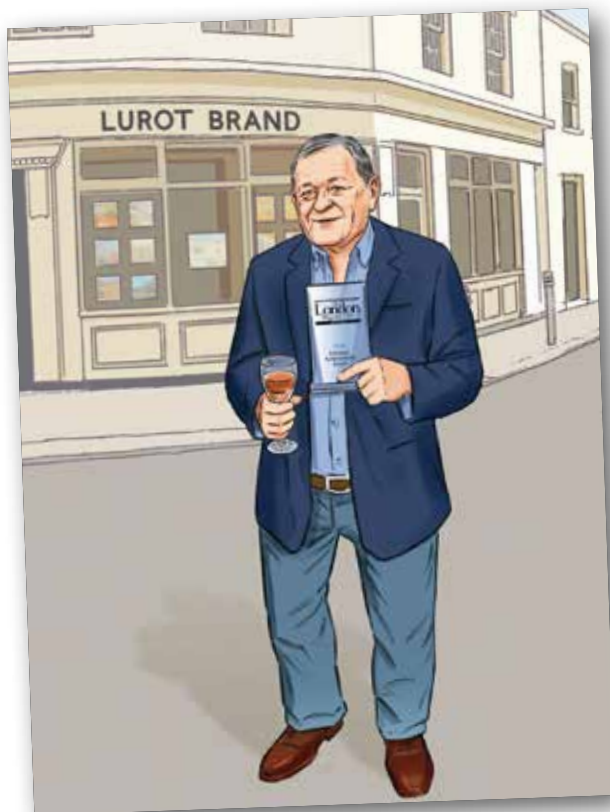
So much so that some customers have complained they have missed some of the series so we decided to publish them all in this Christmas edition.

Some have been political others not so much but all have been beautifully rendered by a friend, London based artist, Janek Janikowski.

Janek is an incredible talent, and although he finds drawing our cartoons fun, his usual works are far more diverse in both medium and subject. Since graduating from The Chelsea School of Art, Janek has divided his time between working for advertising agencies and producing art inspired by popular culture. His current work focuses on highly intricate portraits made from thousands of



pieces of individually hole-punched pieces of paper (chads). These portraits mix analogue and digital - a marriage of pointillism and collage. (See detail of Jimmy Hendrix). You can view more of his incredible portraits on Instagram @planetjanek.



“BUY ON THE SOUND OF CANNONS, SELL ON THE SOUND OF TRUMPETS”

NATHAN ROTHSCCHILD.1810
WHO'S MOVING IN 2019

At the end of each year we publish articles in Mews News reviewing the last twelve months and predictions for what to expect over the coming year.

To do this we scrutinise information gleaned from dozens of sources including the Land Registry, Rightmove, Lonres, Dataloft, www.gov.co.uk, the press, and of course our own results. The aim being to help our customers make the right decisions in the following year. This year we realised the futility

of doing so. While writing this we are just days away from the 11th December, when the House of Commons will deliver its verdict on Theresa May's Brexit deal. The way her party is behaving, we have no idea of the outcome so there is little point in describing the possible outcomes of possible outcomes.

All markets abhor uncertainty and uncertainty is all we currently have, so it is safe to say that during 2019 the transactions will be between sellers with a need to sell and:

1. Upsizers, This is the perfect market to upsize as the percentage discount you will lose on your

sale will be far less than the size of the discount you will gain on your purchase.

2. Long term investors taking advantage of a momentarily depressed market and the weak pound.

3. Ex-pats, have often been priced out of the London market while living abroad. Now they can buy back in, advantageously, with their stronger foreign currency and lack of chains.

4. Gifters. We are seeing an increase in buyers of all ages being financed by relatives wanting to avoid death duties by gifting equity to their children at a time when London is looking cheap.



5. Developers. The Stamp Duty increases ruined developer's margins for the last few years however, with recent price corrections they are seeing value and are buying again.

6. The contrarian investor. Baron Rothschild made a fortune during and after the Battle of Waterloo which the title of this article reflects. He also announced that “the time to buy is when there

is blood on the pavement...even when it is your own”. Given what is going on in the economic-political landscape I would say this is a most apt piece of advice.

This is of course a moment in time. It has been reported that the fall in property sales has meant that up to 6,000,000 people are living in the wrong home. Once confidence returns, we should see a surge in

transactions from this backlog. It must be remembered that, due to inflation and population pressures, house prices in the capital will always trend upwards with the odd correction when prices get a little ahead of themselves.

Or put more concisely:

“In property, what goes down must come up”

James Robinson 2019

TURN VOID INTO VALUE

Mid 2017 our property management department was asked to project manage a refurb in Princes Mews. That was the beginning of our now established project management and refurbishment department.

Since our first project we have done more than 10 and we are very proud of the results. Every single one of our letting's refurbishments was let within the project length. We have realized that potential tenants feel reassured when they walk into a house that is being redecorated or has recently had work done. It sends a message, the landlords who will do work care about their property and so the tenants will have a smooth tenancy.

We have done everything from full refurb to cosmetic decorative works, plumbing works, new kitchens, etc. These are small changes that anyone can do to improve a property and its value, and we can proudly say that we

understand what a potential tenant looks for.

Not only we have managed to get properties let almost void free but also, we work on improving the yields and returns on your property.

Lurot Brand manages long-term tenancies, 15 years long in some cases, and as good as a tenant can be, every house will need a refurbishment after 15 years. The best way to go about it is to start preparing in advance and work on the costs and strategy prior to the end of that tenancy. With that in mind, landlords can be ready

to start works the day after the tenancy ends and turn that void period into an actual value-adding period.

We work alongside the lettings and sales department and we take into consideration their comments and feedback. In that way we can use valuable viewing feedback to add to our works and improve the property.

We have also worked with several sales properties to enhance their value prior to becoming “live” on the market. The results is very similar as in lettings and it is one worry less for potential buyers.



"THE PROPERTY MARKET" DOES NOT EXIST

It is frustrating for estate agents to be asked the perennial question "how's the property market?" for there is no such thing.

The country is made up of hundreds, if not thousands of property markets all with their own local socio-economic factors. If the government is to use taxation to control "the property market" then it should be tailored and implemented within a framework, at local government level, by the people who know what their regions require.

For example, the tax policies disincentivising rental investors to buy properties, to allow first-time buyers to compete, can only be counterproductive to the university towns relying on them. Similarly, the proposal that tenancies should be a minimum of 3 years would benefit long term tenants but be ruinous to these same students and to the entire London rental market. Many home owners rent their houses for a year or two, when posted abroad, to foreign nationals who have been posted here. This policy would leave properties empty and our capital bereft of rental stock and the tax revenue it generates.

Our Lettings departments adhere to 145 individual laws and over 400 regulations. With the loss of mortgage tax relief we are seeing many landlords selling up. These instructions are making up a large percentage of the properties offered for sale however, what will replace them? After all London needs them. Few industries are so regulated, taxed and interfered with. We have

seen an ever evolving 'make and mend' attitude to our industry with the implementation of laws which fix a leak but spring a plank to a point where, in Prime Central London, Stamp Duty has taxed the number of house sales to a level that is around 75% lower than during the Financial Crises of 2008. Transactions have fallen 34.8% from 250,000 to 163,400 over the last four quarters with tax revenues dropping 25.1% from £2.61 billion to £1.95 billion (Data: LCP).

Stamp Duty

Its arguable that London millionaires should shoulder a higher level of tax (39% of all raised) however, when these transactions dry up so does the income for the little people. The surveyors, photographers, floor planners, mortgage & insurance brokers, solicitors, removal men, painters and decorators and estate agents none of whom earn so the chancellor loses the potential corporation tax, income tax, PAYE, National Insurance, pensions contributions and VAT that each transaction would have generated.

Reducing investor appetite for high value London properties will not free up homes for the domestic property market. I have calculated that if we returned to the transaction levels, when Stamp was just 1%, the VAT alone on the estate agents' fees would raise £150,000,000.

Stamp Duty revenue announcements are meaningless unless the losses to these ancillary revenues are considered otherwise it is like a balloon being pressed at one end, it only appears bigger from the other end.

Within the industry these property taxes are viewed as vote winning tactical ploys and are utterly at odds with Arthur Laffer's famous curve.

Planning

In 2015 the population of central London returned to the 1939 level of 8,610,000 and is currently around 8,788,000. We have built vast amounts of housing since then, so it could be argued that the 'London housing crisis' is actually just Londoner's reluctance to live in multi-generational homes as they did back then and with new builds being sold for a 30% premium I can't see us building our way out of this problem.

London's Riverside developments are a prime example of this where foreign consortiums were given planning to build tens of thousands of flats, built to designs suiting the tastes of foreign property investors who bought them off plan at property fairs.

Ironically these investors are now being disincentivised by the government's tax on foreign rental investors so what was the housing strategy there? The end-product neither satisfies the demands of London's burgeoning population nor the tastes, or pockets, of the average Londoner, so they remain empty.

Given that we have to sell them, estate agents should be consulted earlier, via the National Association of Estate Agents, as we know what sells. When new builds become second-hand, they rarely fulfil the developers promises of rent or resale value.

We are the property experts, not the government, so maybe Westminster should treat us as part of the solution rather than the problem and consult with us.



ELVASTON MEWS

£5,250,000

An immaculately presented mews with a top of the range 5 car garage, 2 lovely terraces, generous open plan kitchen, dining and reception room and a very spacious 2 double bedrooms with 2 further bathrooms, one being the master ensuite. This property is for a buyer who needs secure space for a collection of the world's finest automobiles, and would benefit from an immaculate mews maisonette above. Freehold, 2 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Balcony, Period, Modern, Resident Parking, Garage, Double Garage, Very Good decoration.



SW7

STANHOPE MEWS EAST

£4,950,000

Refurbished with a meticulous eye for detail, this is a truly exceptional freehold mews house boasting one of the most luxurious interiors ever seen in mews. With generous proportions in all the rooms this property is set up for entertaining and enjoying. One of the Highlights for this property is the roof terrace with an open fire lit seating area, BBQ and Jacuzzi.

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Period, Modern, New, Resident Parking, Very Good decoration.

Sales +44 (0)20 7590 9955



SW3

OVINGTON MEWS

£4,350,000

A rare opportunity to buy two Freehold Mews adjacent to one another. Subject to the usual planning consents there is potential to join the two together which would create a Mews house of approximately 1600 square feet with outside space on a quiet Mews in Knightsbridge.

Freehold, 4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Roof Terrace, Period, Resident Parking, Good decoration.



SW7

QUEENS GATE MEWS

£3,700,000

Basement Dig Complete. All necessary planning approvals obtained - the works can start immediately. This property is ready for its owner to fit out in exactly the way they wish. A blank canvas ready to become one of Kensington's best mews in arguably the ideal position on one of the most picturesque mews in the area.

Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Development Opportunity, Investment Opportunity, Period, Resident Parking, Garage, Very Good decoration.



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QUEENSBERRY MEWS WEST £4,000,000

A two story circa 2000sqft, 3-bedroom, 3-bathroom mews in the heart of South Kensington. With a contemporary interior finished to the highest standard. Cathedral ceilings in the living area upstairs are a fantastic feature highlighted by excellent lighting design. Also features a terrace and a generous garage. Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Period, Resident Parking, Garage, Very Good decoration.

Sales +44 (0)20 7590 9955



ONSLOW MEWS WEST £4,000,000

Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Mews, Roof Terrace, Period, Modern, Resident Parking, Garage, Very Good decoration.



RUTLAND GATE MEWS £3,250,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Period, Modern.



ST. STEPHENS MEWS £3,000,000

Freehold, 4 Bedrooms, 2 Reception Rooms, House, Mews, Garden, Period, Modern, New, Garage, Very Good decoration.



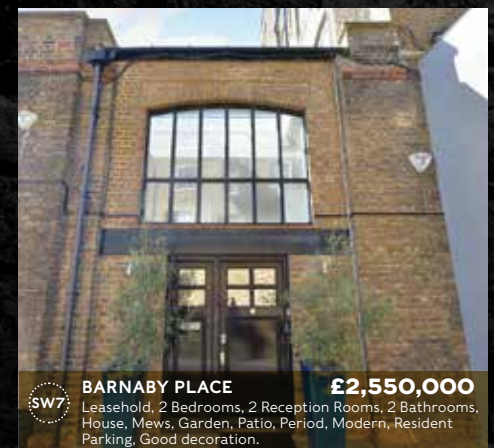
QUEEN'S GATE PLACE MEWS £3,000,000

Freehold, 4 Bedrooms, 1 to 2 Reception Rooms, 3 Bathrooms, End of Terrace, Period, Resident Parking, Garage, Good decoration.



LANCASTER MEWS £2,800,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Period, Resident Parking, Double Garage, Unmodernised decoration.



BARNABY PLACE £2,550,000

Leasehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Garden, Patio, Period, Modern, Resident Parking, Good decoration.

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W2

SUSSEX MEWS WEST

£3,250,000

Recently redeveloped throughout, this generous 5 bedroom mews has a spectacular roof terrace and plenty of space. Being meticulously completed the redesign balances both beautiful light and airy rooms with functional spaces brilliantly.
Freehold, 5 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Period, New, Resident Parking, Very Good decoration.

Sales +44 (0)20 7590 9955



W2

BATHURST MEWS

£3,150,000

Behind the doors of the traditional looking exterior this clever three bedroom house boasts a surprisingly modern interior with one of the highest levels of finish we have ever seen. The extras list includes a very spacious garage and comfortable cinema room with mini bar.
Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Patio, Period, Garage, Very Good decoration.

Sales +44 (0)20 7590 9955



W2

HYDE PARK GARDENS MEWS **£3,000,000**

A spacious three storey house that is perfectly suited to family living with a spacious reception room and well proportioned bedrooms. You are even treated to the nostalgic sound of the horses hooves on the cobbles as they pass through from the nearby stables en-route to Hyde Park! Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Period, Garage, Town/City, Good decoration.



W2

PRINCES MEWS **£2,900,000**

A contemporary Mews which uses its skylight, stairwell and open space to get light and air throughout the house. The house has underfloor heating, built in speakers, Danish wood flooring, a German manufactured kitchen, high tech appliances and security as well as intelligent lighting and air condition. Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Basement, Ground Floor, First Floor, Upper Floor, Period, Resident Parking, Very Good decoration.

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SW7

GARDEN MEWS

£2,999,995

This sweet house nestled in this very private location has recently undergone a full refurbishment and is now presented in excellent condition whilst still maintaining the charm of the original house. Comes with two roof terraces as well as a secure integrated garage for complete convenience. Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Garage, Very Good decoration.



Sales +44 (0)20 7590 9955



W2

HYDE PARK GARDENS MEWS

£2,950,000

New to the market, a highly sought after 1528sqft, three double bedroom house on the area's most sought after mews street. This property has been refurbished for a move in, however, should you wish this property has this year secured full planning permission for an additional mansard roof extension. Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Period, Resident Parking, Garage, Good decoration.

Sales +44 (0)20 7590 9955



W2

PRINCES MEWS

£2,795,000

A beautiful three bedroom Mews house newly refurbished just three years ago. An indulgent master bedroom suite and two further good sized bedrooms and bathrooms is the perfect layout for a house this size. The house also comes with access to Princes Garden Square. Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Period, Resident Parking, Very Good decoration.

Sales +44 (0)20 7590 9955



W11

COLVILLE MEWS **£2,750,000**

Carefully redeveloped with great experience in Mews. This immaculate Mews house shows superior attention to detail. It has three double bedrooms all with ensuite bathrooms, top of the range media room, a dual aspect kitchen and dining room under a double height ceiling with skylights and a formal sitting area above. They have also created a guest WC, pantry and utility room.

Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Basement, Ground Floor, First Floor, Upper Floor, Period, Resident Parking, Mews Parking, Very Good decoration.



W2

19 PRINCES MEWS **£2,250,000** 19A PRINCES MEWS **£2,450,000** 20 PRINCES MEWS **£2,700,000**

A newly developed 3 bedroom Mews house in one of Notting Hill's best Mews. Designed by award winning architect Neil Tomlinson, the house has two floors of living space with great proportions, ceiling heights and use of light.

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Very Good decoration.

Sales +44 (0)20 7590 9955



WIG

DUNSTABLE MEWS **£2,750,000**

A stunning and completely renovated Marylebone Village Mews. This property has been meticulously refurbished and boasts beautiful lighting design which highlights the fantastic proportions of this 2-bedroom, 2 bathroom mews brilliantly. In addition, the property has added benefit of a lease on 2 connecting garages that are Circa £5200/year each.

Leasehold 119 years 9 months, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Balcony, Period, Garage, Very Good decoration.

Sales +44 (0)20 7590 9955



COLEHERNE MEWS

£2,750,000

A fantastic 4 bedroom mews house with a beautiful and impressive 1st floor open-plan Kitchen, Dining and Reception room. The property benefits from lots of lateral space, plenty of natural light and has been recently renovated to a high degree, making it perfect for anyone looking to move straight in.
Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Period, Resident Parking, Garage, Very Good decoration.

Sales +44 (0)20 7590 9955



EASTBOURNE MEWS **£2,500,000**

A three bedroom Mews house with a lovely first floor drawing room. The house has a great layout with good storage on each floor including a walk in wardrobe off the master bedroom and a large utility room in the basement. The kitchen dining room is spacious which is ideal for families and entertaining. The house also has a garage.

Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Patio, Period, Resident Parking, Garage, Good decoration.



SOUTHWICK MEWS **£2,250,000**

This characterful freehold house on this delightful mews has recently undergone a full refurbishment and now looks absolutely stunning. With a significantly high standard of finish, including the use of fine marble, high quality floorings and Bang and Olufsen TV and sound, this traditional mews frontage now hides a thoroughly contemporary, yet sympathetically designed interior.

Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Period, Very Good decoration.



Sales +44 (0)20 7590 9955



SW7

ENSOR MEWS

£2,195,000

A brand new, beautifully designed, top of the range, 2 bedroom mews in this highly sought after South Kensington street. This house has been finished to exacting standards and is presented in exceptional condition. Incredibly quiet, beautifully finished and perfectly formed. Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Period, Modern, Resident Parking, Very Good decoration.

Sales +44 (0)20 7590 9955



W11

WELLINGTON CLOSE £2,100,000

Tucked away down this most perfect Notting Hill location, on a mews street that has just undergone a multimillion pound redevelopment. This perfect pied a Terre satisfies on every level, with a garage, 2 double bedrooms (master ensuite), to a roof terrace off the spectacular double height reception. Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Terraced, Roof Terrace, Modern, New, Resident Parking, Garage, Good decoration.



SW3

OVINGTON MEWS

£2,000,000

New to the market in over 37 years. This property is a freehold with a very special position on this top mews street due to the views over Ovington Square. A Freehold house of this size, with Garage parking and a large three aspects reception room, is truly a rare find in Knightsbridge. Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Balcony, Period, Resident Parking, Garage, Good decoration.

Sales +44 (0)20 7590 9955



W2 VICTORIA GROVE MEWS £2,150,000

This house is currently 1300sqft over two floors and comes with approved planning permission for a basement that would take it to approx 1800sqft. There are two bedrooms both with ensuite bathrooms and a huge third bedroom currently used as an epic first floor living room. Four windows across the house is wider than most mews of its size and it also has a large garage. Freehold, 2 to 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Period, Resident Parking, Garage, Good decoration.

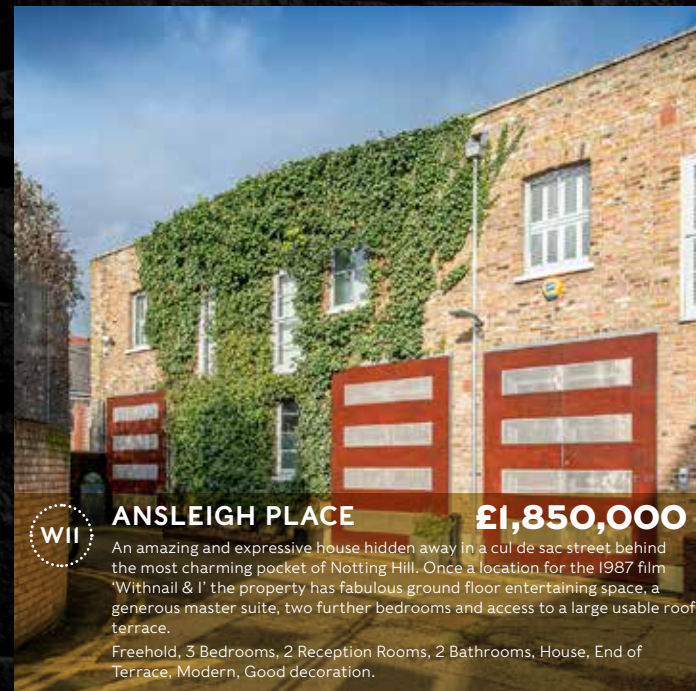
Sales +44 (0)20 7590 9955



W11 DUNWORTH MEWS £2,000,000

A great freehold house in Dunworth Mews. This house has four good bedrooms all of which are ensuite. The living room is very special because of the great natural light it enjoys as well as the views down the mews. Parking along the cobbles is restricted and so it really is a little haven behind all of the hustle and bustle of the Portobello Road.

Freehold, 4 Bedrooms, 1 Reception Room, 3 Bathrooms, Period, Resident Parking, Garage, Town/City, Good decoration.



W11 ANSLEIGH PLACE £1,850,000

An amazing and expressive house hidden away in a cul de sac street behind the most charming pocket of Notting Hill. Once a location for the 1987 film 'Withnail & I' the property has fabulous ground floor entertaining space, a generous master suite, two further bedrooms and access to a large usable roof terrace.

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, End of Terrace, Modern, Good decoration.



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W11

HEAD'S MEWS

£1,750,000

A private gravelled mews in the heart of Notting Hill, this property has the unusual benefit of a lovely south facing garden off the conservatory. With accommodation flexible to include up to 3 bedrooms this house is the perfect pied-a-terre for those looking to be in such a desirable location. It also has a private parking space.

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Garden, Modern, New, Resident Parking, Mews Parking, Good decoration.

Sales +44 (0)20 7590 9955



W9

PINDOCK MEWS

£2,500,000

Freehold, 1 Bedroom, 1 Reception Room, 1 Bathroom, House, Development Opportunity, Period, Double Garage, Unmodernised decoration.



SW10

HOB MEWS

£2,500,000

Freehold, 2 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Mews, Roof Terrace, Modern, New, Garage, Very Good decoration.



W8

SHAFTESBURY MEWS

£2,000,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Development/Investment Opportunity, Garden, Patio, Roof Terrace, Balcony, Modern, New, Resident Parking, Garage.



SW7

CRANLEY MEWS

£1,850,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Garage, Good decoration.



SW3

OVINGTON MEWS

£1,790,000

Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Ground Floor, First Floor, Roof Terrace, Period, Resident Parking, Good decoration.



SW7

CORNWALL MEWS SOUTH

£1,700,000

Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, End of Terrace, Period, Resident Parking, Good decoration.

Sales +44 (0)20 7590 9955



W9 **ST. PETERS PLACE** **£1,750,000**

A superbly presented three-bedroom mews house set in a small gated development. The property boasts three bedrooms, two bathrooms, a Mark Wilkinson kitchen, dining room, reception, patio and integral garage. Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Garden, Patio, Period, Modern, Resident Parking, Off Street Parking, Good decoration.



SW10 **BILLING PLACE** **£1,700,000**

This end of terrace, gem of a house has 3 aspects meaning an abundance of natural light in all rooms. A defining feature of this property is on the garden level where the open plan kitchen looks out through stunning sliding glass doors to a larger than most garden. Also comes with the added benefit of Planning permission to extend the internal area on the garden level by circa 200sqft.

Freehold, 2 Bedrooms, 2 Reception Rooms, 1 Bathroom, House, End of Terrace, Garden, Patio, Resident Parking, Off Street Parking, Very Good decoration.

Sales +44 (0)20 7590 9955



W2 **RAINSFORD STREET** **£1,700,000**

A beautiful and well proportioned 3 bedroom mews house on this private street in Paddington. Developed as one of three houses this property has been meticulously finished and designed maximising the space and light in each room. In addition to this the property benefits from free parking outside the house.

Sales +44 (0)20 7590 9955



ANCHOR MEWS

£1,500,000

Well positioned at the end of a private gated mews, this spacious house with vaulted ceilings offers very lateral accommodation. With large windows at the front and rear the property, the house benefits from a wealth of natural light and views over adjacent gardens. In addition, the property has a separate private garage.

Share of Freehold, 4 Bedrooms, 1 Reception Room, 2 Bathrooms, Garage, Fair decoration.

Sales +44 (0)20 7590 9955



WAVEL MEWS

£1,200,000

Owners of this classic mews will be able to enjoy its indulgent roof terrace that extends to almost the full footprint of the house. Inside, the house has been recently upgraded to an impressive modern standard making it a fantastic turn key solution.

Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Roof Terrace, Period, Very Good decoration.

Sales +44 (0)20 7590 9955



W9 **PINDOCK MEWS** **£1,400,000**
A three storey terraced mews property located in this fashionable and highly sought after mews in Little Venice. The property is currently being used as commercial space, however, similar to others in the mews and subject to any necessary planning consents, a buyer could convert the space into a beautiful two or three bedroom residential house.
Freehold, House, Development Opportunity, Period, Unmodernised decoration.



W14 **COMERAGH MEWS** **£1,100,000**
An impeccably kept, beautifully refreshed and very generous 1 bedroom mews house, in this sought after West Kensington Mews moments from Queens Club and the cafe culture of the surrounding areas.
Freehold, 1 Bedroom, 2 Reception Rooms, 2 Bathrooms, Resident Parking, Very Good decoration.



W11 **ALBA PLACE** **£1,500,000**
Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Balcony, Off Street Parking, Very Good decoration.



W11 **WELLINGTON CLOSE** **£1,490,000**
Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Modern, Garage, Very Good decoration.



SW1V **ST. GEORGE'S SQUARE MEWS** **£1,400,000**
Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Terraced, Period, Garage, Mews Parking, Very Good decoration.



W2 **ST. MICHAELS STREET** **£1,200,000**
Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Patio, Modern, Off Street Parking, Fair decoration, Good decoration.



SW4 **ABBERLEY MEWS** **£1,100,000**
Freehold, 4 Bedrooms, 3 Bathrooms, House, Garden, Patio, Modern, Very Good decoration.



SW1X **BRADBROOK HOUSE** **£1,000,000**
Leasehold, 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat, Period, Good decoration.

Also available...

Wilton Mews, SWI	£24,750,000	6 beds
Grosvenor Crescent Mews, SWI	£17,500,000	4 beds
Eaton Mews South, SWI	£11,250,000	5 beds
Grosvenor Crescent Mews, SWI	£9,150,000	4 beds
Powis Mews, WII	£8,500,000	3 beds
Princes Gate Mews, SW7	£7,650,000	4 beds
Belgrave Mews West, SWI	£6,600,000	3 beds
Pont Street Mews, SWI	£6,500,000	3 beds
Hays Mews, WI	£6,195,000	3 beds
Eaton Mews North, SWI	£6,000,000	3 beds
Lyll Mews, SWI	£5,750,000	4 beds
Calbon Mews, SWI	£5,700,000	6 beds
Wimpole Mews, WI	£5,500,000	3 beds
Wilton Mews, SWI	£5,350,000	3 beds
Ennismore Mews, SW7	£5,000,000	4 beds
Marylebone Mews, WI	£4,750,000	3 beds
Hays Mews, WIJ	£4,500,000	4 beds
Cambridge Place, W8	£3,950,000	3 beds
Montpelier Mews, SW7	£3,950,000	4 beds
Bathurst Mews, W2	£3,750,000	3 beds
Radnor Mews, W2	£3,750,000	4 beds
Leinster Mews, W2	£3,650,000	3 beds
Holbein Mews, SWI	£3,500,000	3 beds
Queens Mews, W2	£3,300,000	4 beds
Bentinck Mews, WI	£3,250,000	3 beds
Albert Terrace Mews, NWI	£3,000,000	4 beds
Eaton Mews West, SWIW	£2,950,000	4 beds
Boyne Terrace Mews, WII	£2,895,000	4 beds
Chester Close North, NWI	£2,850,000	4 beds
Chesham Mews, SWI	£2,650,000	3 beds
Lancaster Mews, W2	£2,650,000	2 beds
Bridford Mews, WIW	£2,600,000	3 beds
Ladbroke Terrace, WII	£2,550,000	3 beds
Logan Mews, W8	£2,450,000	4 beds
Clifton Hill, NW8	£2,250,000	3 beds
Ladbroke Walk, WII	£2,250,000	3 beds
Craven Hill Mews, W2	£2,250,000	4 beds
Bridford Mews, WI	£2,200,000	3 beds

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Whittlebury Mews East, NWI	£2,100,000	3 beds
Elms Mews, W2	£2,000,000	2 beds
Holland Park Mews, WII	£2,000,000	2 beds
Randolph Mews, W9	£1,995,000	3 beds
Eccleston Mews, SWI	£1,950,000	2 beds
St. James's Terrace Mews, NW8	£1,900,000	3 beds
Cranley Mews, SW7	£1,850,000	3 beds
Kensington Park Mews, WII	£1,800,000	2 beds
Pembridge Mews, WII	£1,795,000	3 beds
Cresswell Place, SWIO	£1,750,000	2 beds
Murray Mews, NWI	£1,725,000	4 beds
Richmond Mews, WI	£1,650,000	1 beds
Camden Mews, NWI	£1,595,000	3 beds
Wavel Mews, NW6	£1,500,000	3 beds
Cornwall Mews South, SW7	£1,350,000	2 beds
Hippodrome Mews, WII	£1,325,000	3 beds
Munro Mews, WIO	£1,275,000	4 beds
Stanhope Mews South, SW7	£1,225,000	1 beds
Victoria Mews, NW6	£1,195,000	4 beds
Kings Terrace, NWI	£1,175,000	5 beds
West Mews, SWI	£1,175,000	2 beds
Cochrane Mews, NW8	£1,175,000	2 beds
Stanhope Mews West, SW7	£1,150,000	2 beds
St Pauls Mews, NWI	£1,100,000	3 beds
Brook Mews North, W2	£895,000	2 beds
Tottenham Mews, WI	£800,000	1 beds
Royal Crescent Mews, WII	£779,000	1 beds
Hansard Mews, WI4	£725,000	2 beds
Gloucester Mews, W2	£695,000	2 beds
Watson Mews, WIH	£675,000	1 beds
Warwick Square Mews, SWI	£650,000	2 beds
Downbury Mews, SWI8	£600,000	3 beds
Cumberland Terrace Mews, NWI	£495,000	1 beds
Langford Mews, SWII	£450,000	1 beds
Barnard Mews, SWII	£450,000	1 beds
Wadham Mews, SWI4	£390,000	1 beds
Balmoral Mews, WI2	£275,000	1 beds
Spencer Mews, W6	£260,000	1 beds

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W8 **CAMPDEN HOUSE CLOSE** **£1,750** Per Week

A charming large four-bedroom house located in the heart of Kensington in a quiet and secluded cul-de-sac. The property comprises of a large living area, separate dining and eat in kitchen, four bedrooms three with en-suite bathrooms and a utility room. The house also boasts a private garage and has ample storage throughout.

Long Let, 4 Bedrooms, 1 Reception Room, 3 Bathrooms, Garage, Unfurnished.



W11 **ADDISON AVENUE** **£1,600** Per Week

A contemporary three bedroom terraced house. The property is arranged over four floors and comprises of a spacious open plan kitchen and dining room, a superb reception room with wood floors, an impressive master bedroom with dressing room and en suite bathroom, two further bedrooms and a further bathroom as well as a decked roof terrace.

3 Bedrooms, 2 Bathrooms, House, Unfurnished.



W2 **HYDE PARK STREET** **£1,750** Per Week

A superb Townhouse located in the popular Connaught Village area. The house has been renovated to very high standards and provides excellent accommodation for a family. The property benefits from a superb separate basement with a fully fitted bathroom, kitchen and a large double bedroom.

6 Bedrooms, 1 Reception Room, 5 Bathrooms, House, Mews, Off Street Parking, Town/City.



W8 **HYDE PARK SQUARE** **£1,650** Per Week

A smart five bedroom family house located moments away from Hyde Park. The house over four floors has been recently refurbished to a good standard throughout, benefitting from wooden flooring, modern bathrooms and a stylish kitchen.

5 Bedrooms, 2 Reception Rooms, 4 Bathrooms.



SW7

KINGSTON HOUSE SOUTH

£1,595 Per Week

A brand new, fully refurbished 2 bedroom/2 bathroom flat on the third floor of an exclusive block in leafy Ennismore Gardens with a 24-hour porterage team. Bespoke furniture and tasteful design make this luxury apartment ready to be a beautiful home.

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Flat, Modern, Lift, Concierge/Hotel, Furnished.



WID

DEAN STREET

£1,350 Per Week

Unique duplex apartment occupying the third and fourth floor of an exclusive apartment building designed by renowned architect Richard Paxton in the heart of Soho. The apartment is perfect for entertaining and includes an open plan reception and contemporary fully fitted kitchen featuring floor to ceiling windows allowing an abundance of natural light to flood in, with direct access to a private terrace.

Long Let, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Flat, Penthouse, Balcony, Modern, Lift.



SW5

HESPER MEWS

£1,400 Per Week

This is quite possibly the ideal family home with plenty of reception space, good storage, new bath and shower rooms and eat-in kitchen/diner complete with secure parking and outside space! The double-aspect is an added bonus as it makes the property bright and airy too.

3 Bedrooms, 2 Reception Rooms, 4 Bathrooms, House, Mews, Garage, Town/City, Unfurnished.



W2

SOUTHWICK MEWS

£1,250 Per Week

This superb mews house available in this delightful mews has recently undergone a full refurbishment and now looks absolutely stunning. With a significantly high standard of finish, including the use of fine marble, high quality floorings and Bang and Olufsen TV and sound, this traditional mews frontage now hides a thoroughly contemporary, yet sympathetically designed interior.

4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Period.

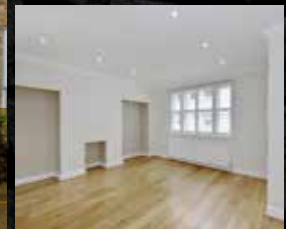


WIH

CUMBERLAND MANSIONS **£1,220** Per Week

A spacious lateral flat offering generously proportioned accommodation including three double bedrooms, two bathrooms and two reception rooms. Boasting an abundance of natural light throughout, the flat is situated within a popular red brick mansion block with the additional benefits of both a lift and porter.

Long Let, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat, Period, Resident Parking, Lift, Concierge/Hotel, Unfurnished.



SWIO

COLEHERNE MEWS **£1,100** Per Week

A charming newly refurbished three bedroom mews house located just moments from the trendy bars and restaurants on the Old Brompton Road.

Long Let, 3 Bedrooms, 2 Bathrooms, Mews, Unfurnished.



WII

HOLLAND PARK MEWS **£1,150** Per Week

This charming and eclectic mews house offers the perfect mix of the contemporary and the traditional with exposed vaulted ceilings, a vibrant mosaic fireplace and beautiful kitchen being of particular note. This two storey house offers flexible accommodation in a popular cobbled mews a short walk away from the green spaces of the park.

Long Let, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Period, Garage, Town/City, Part Furnished.



W2

RADNOR MEWS **£850** Per Week

Well presented, contemporary south-facing house with a fabulous split-level reception and eat-in kitchen. This superb example of a mews home would work extremely well for either a professional couple or sharers.

3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Mews, Garage, Town/City, Unfurnished.



SW10

COLEHERNE MEWS

£800 Per Week

Quite possibly the quintessential London mews house! Elegantly presented, effortlessly combining the modern with the period charm that people have come to expect from these unique properties.

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Roof Terrace, Period, Resident Parking, Garage, Town/City, Unfurnished.



SW7

CORNWALL GARDENS

£800 Per Week

This is a beautiful example of a 1st floor, 2 double bedroom apartment on the highly desirable Cornwall Gardens. With access to the square and the ceiling heights typical for this address there is no wonder these properties are considered some of the best around Hyde Park.

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat, First Floor, Balcony, Period, Furnished.



W2

JUNCTION MEWS

£800 Per Week

A wonderfully unique mews home recently restored throughout to create a fabulous blend of historic character features and contemporary style. Master bedroom with double height ceilings and fitted storage, large luxurious bathroom with separate shower and jacuzzi bath tub, second double bedroom and access to a flat roof.

Long Let, 2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat, Mews, Period, Resident Parking, Part Furnished, Unfurnished.





W8

KENSINGTON COURT

£785 Per Week

A bright and beautifully presented two double bedroom lateral apartment with wooden floors throughout offering excellent living and entertaining space. The property boasts direct lift access, elegant high ceilings and an abundance of natural light. Only moments away from the open green spaces of Kensington Gardens.

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Lift, Unfurnished.



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W2

BRIDSTOW PLACE

£700 Per Week

A cute and cosy two bedroom cottage with roof terrace! A semi open plan kitchen opens on to a dining area and further into the sitting room with a feature fireplace. A south facing roof terrace completes this enviable Notting Hill home.

Long Let, Minimum term 6 months, 2 Bedrooms, 1 Reception Room, 1 Bathroom, House, Mews, Roof Terrace, Period, Resident Parking, Off Street Parking, Unfurnished.



W2

MONMOUTH ROAD

£595 Per Week

SHORT LET A stunning newly built studio cottage located in the heart of Notting Hill. The accommodation comprises a studio room, walk in wet room, fully fitted kitchen area with a private courtyard garden. Side gate access and a phone entry system and excellent location near the sought after area of Westbourne grove.

Long Let, 1 Bedroom, 1 Bathroom, Flat, Detached, Patio, New, Furnished.

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SOUTH KENSINGTON
4-5 Kynance Place SW7 4QS



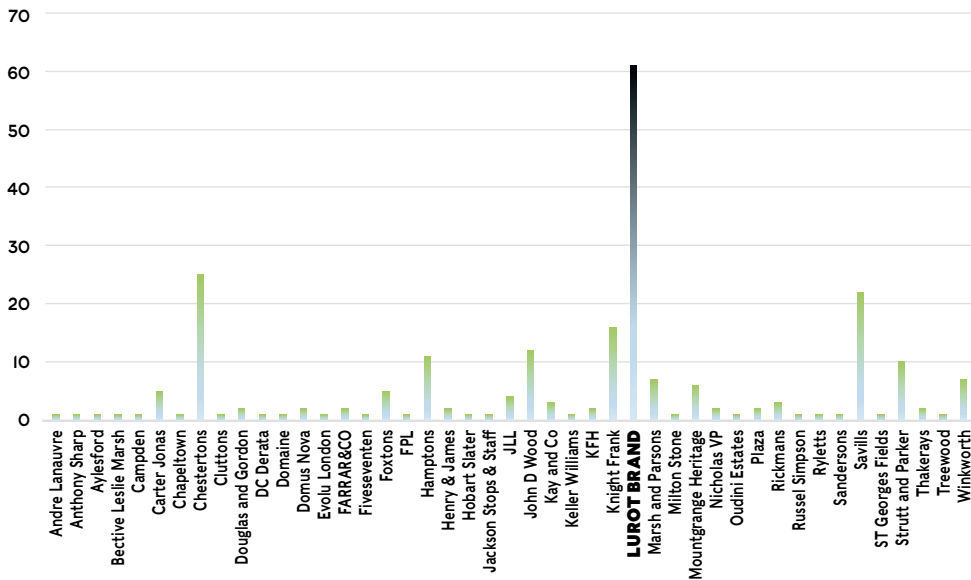
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Mews House Sales and Lets in Lurot Brand's Core Areas Over 12 Months



Graph information gathered from Rightmove and Lonres

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